

## ***Memorandum***

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Clerk of Council, City Departments  
**Date:** September 28, 2012  
**Re:** Staff Report for 3827 Broadway –Method of Zoning Change

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### **Item #3 – 3827 Broadway – Method of Zoning Change (PID # 201208270039)**

**Application:** Method of Zoning Change  
**Location:** 3827 Broadway  
**Applicant:** Benjamin Dunigan  
**Current Zoning:** C-1 (Service Commercial)  
**Proposed Zoning:** C-2 (Retail Commercial)  
**Current Use:** Vacant  
**Proposed Use:** Martial Arts, Self-Defense Instruction

#### **Relevant Code Section(s):**

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

#### **Project Summary:**

The applicant is requesting approval to rezone 3827 Broadway (parcel 040-000640) from C-1 to C-2 in order to offer martial arts and self-defense instruction on the site. Grove City Brazilian Jiu-Jitsu has outgrown its current location at 4376 Broadway and wishes to relocate to the site of the proposed rezoning; however this use is not permitted in the C-1 district and would be classified under uses permitted in a C-2 district.

The site is adjacent to properties zoned C-1 to the north, R-2 to the west, and PSO to the south across Burr Oak and east across Broadway. Similar cases of C-2 properties bordered by office and residential districts can be found less than 400 feet south of the proposed site on Broadway (just north of White Place), as well as on Broadway south of Kingston Avenue; therefore staff does not believe the proposed rezoning is inappropriate for the site or the area.

#### **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.